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WATKINS GLEN SOUTH SUBDIVISION, PART 6, PHASE 2
Major-Preliminary Plat

STAFF REPORT
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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioners, Richard and Barbara Sondgerath, with their surveyor R.W. Gross & Associates, are seeking primary approval for a 13-lot single-family subdivision on 16.981 acres, located at the northwest corner of CR 400 E and CR 200 N, in Fairfield 11(SE)23-4.

AREA ZONING PATTERNS:

The site is zoned R1, as are all surrounding properties.

AREA LAND USE PATTERNS:

The north half of these nearly 17 acres is open farm ground. The rest is partly wooded with the subdividers' residence located at the southeast corner of the site (house, garage and barn). The previously developed Watkins Glen phases are located due north. Other nearby residential subdivisions include Farmington and Willowood to the northeast, Hillwood Hamlet to the south, and the recently approved Polo Fields adjoins on the west.

TRAFFIC AND TRANSPORTATION:

The *Thoroughfare Plan* classifies CR 400 E as a rural secondary road and CR 200 N as a rural local road. Except for part of Lot 74, the required 40-ft. and 30-ft. half-width rights-of-way are respectively shown for dedication. Proposed Lot 74 is occupied by the existing home and outbuildings, which has an existing driveway access from CR 400 E. A variance has been requested to reduce part of the CR 400 N half-width right-of-way to 30-ft., because the home is located too close to the road. On April 4th, the County Commissioners voted unanimously to recommend the APC approve this request.

Two new short streets will be built to serve the 12 internal lots. Natalie Lane will be extended south from the existing stub street, and Scheck Court will branch east from Natalie Lane.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Municipal utilities are not available to this area; therefore each lot will be using private water wells and individual on-site sewage disposal systems (septic). A letter from the County Health Department states that:

“Based on soil information provided by Lewis Flohr, Soil Scientist, these lots can be considered for shallow trench subsurface system. Lots 67, 70, 72, 73, 75 and 78 will require perimeter drains to lower the seasonal water table. System design will be determined when the storm drainage plan is completed and elevation of outlets to each lot is determined.”

Catch basins are shown in the street at the north end of the development to collect the stormwater and pipe it to an existing drainage swale to the west.

CONFORMANCE WITH UZO REQUIREMENTS:

All required building setbacks are shown, and the lots meet the minimum area and width requirements for R1 zoning.

IMPROVEMENTS AND PERFORMANCE BOND:

Petitioner has requested permission to bond, in lieu of completing all of the required public improvements prior to the submission of the final plat.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

A. Variances

1. A variance to adjust the required CR 400 E half-width right-of-way from 40-ft. to 30-ft., for approximately 75-ft., to accommodate an existing home located at the CR 200 N intersection.

B. Conditions

CONSTRUCTION PLANS – The following items shall be part of the Construction Plans application and approval:

1. The required perimeter drains shall be shown, including their approved outlet and associated easements, as approved by the County Health Department.
2. An Erosion and Sediment Control Plan meeting the requirements of 327 I.A.C. 15-5 shall be approved by the Tippecanoe County Soil and Water Conservation District and meeting the requirements of the County Drainage Board as required by Tippecanoe County Ordinance #93-18-CM (or its successor).
3. The County Drainage Board shall approve the drainage plans.
4. An on-site utility coordinating sheet shall be approved and signed-off by the non-government utility companies. If any of these utilities are being extended from an off-site location, this extension shall be made a part of the utility coordinating sheet.

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

5. Except for the existing driveway entrances, a "No Vehicular Access" statement shall be platted along the CR 400 E and CR 200 N right-of-way lines.
6. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
7. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
8. All required building setbacks shall be platted.
9. The street addresses and County Auditor's Key Number shall be shown.
10. Any new easements needed to outlet septic field perimeter drains.

SUBDIVISION COVENANTS – The following items shall be part of the subdivision covenants:

11. The "No Vehicular Access" restriction shall be made enforceable by the Area Plan Commission and irrevocable by the lot owners.